

# CITY of BRISBANE

## A. GENERAL INFORMATION

### i. Jurisdictional Information:

Population 1998:	3,310
Annual Single-Family Units Permitted (1996-98, Avg.):	1
Annual Multi-Family Units Permitted (1996-98, Avg.):	121
Total Annual Residential Units Permitted (1996-98, Avg.):	122

### ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	N	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	N	<input type="checkbox"/> 15. Local Traffic Mitigation Fees	-
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	N	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	N	<input checked="" type="checkbox"/> 17. Fire Service Fees	N
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	N	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	N	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	N	<input checked="" type="checkbox"/> 20. School District Fees	N
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	N	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	N	<input type="checkbox"/> 22. Community / Capital Facility Fees	-
<input type="checkbox"/> 10. Electricity / Gas Connection Fees	-	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	N
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	N	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input type="checkbox"/> 12. Storm Drainage Connection Fees	-	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
<input checked="" type="checkbox"/> 13. Water Connection Fees	N	<input checked="" type="checkbox"/> 26. Special Assessment District Fees	N

### iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N
Fee Types Reduced or Waived:	none

### iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

### v. Nexus Reports

-City Council Ordinance 386 (1993)(based on 1992 report) - all municipal fees  
-no impact fees

## B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

**i. Project Typical for Jurisdiction?** No - lack of suitable land in city limits; development model too small

**ii. Expected Location of Model in this Jurisdiction:** Northeast Ridge  
Mission Blue Drive

**iii. Expected Environmental Assessment Determination:** Full EIR

### iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-curb, gutter, sidewalk, front yard landscaping, street lights; bus stop & traffic lights as necessary
-Internal Site Improvements:	-street & infra. dedication req'd; full street and infrastructure devt, utility undergrounding, curb, gutter, sidewalk, street lights, front yard landscaping,
-Common Amenities / Open Space:	-fees or land dedication
-Project Management Requirements:	-Conditions of Approval; Home Owners Association; Landscape, Lighting, & Maintenance District; Development Agreement
-Typical Reporting:	-geotechnical, archaeological, wetlands, biological, traffic, noise

### v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	96.62
Private Garage Valuation Price per Sq. Ft.	25.43
Total Valuation per Unit	251,722
Total Valuation per 25 Unit Subdivision Model	6,293,050

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	500 flat + 600/acre		3,500
Zone Change Application Fee	flat		856
Planned Development Review Fee	deposit + T&M + reimbursement agreement		1,000
Design Permit	schedule per bldg size 500		12,500
Tentative Subdivision Map Fee	500 flat + 100/unit		3,100
Final Map Fee	700 flat + 50/unit		1,950
Development Agreement	estimate (very conservative)		20,000
Initial Study	flat		387
Environmental Impact Report	50,000 estimate + 10% overhead		55,000
<b>Subtotal Planning Fees</b>			<b>98,293</b>

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Processing Fee	10% of Building Permit	171.90	4,298
Building Permit Fee	.63/sf (dwelling) + .36/sf (garage) =	1719/unit	42,975
Building Plan Check Fee	60% of Bldg Permit	1031.40	25,785
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	25.17	629
Bldg / Improvements Inspection Fee	60 hrs @ 85/hr		5,100
Fire Dept Construction Permit Fee	.03/sf w/ 123 minimum	123	3,075
Grading Plan Check Fee	flat per schedule		200
Grading Permit Fee	156 flat + 12/1000 CY over 1st 1000 CY		264
Grading Permit Review by Plng Comm'n	flat		255
Truckhaul Permit for Soil Removal	10000 CY @ .05/CY		500
Electrical Permit Fee	included in Bldg Permit		-
Plumbing Permit Fee	included in Bldg Permit		-
Mechanical Permit Fee	included in Bldg Permit		-
Blueprint / Copy Fee	1.40 / sheet		42

New Address Fee	flat per unit	13	325
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>83,448</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
School District - Jefferson Union SD Fee	1.50 / sf	3,750	93,750
County - San Bruno Mtn Hab't Conserv'n Fee	flat per unit	33.11	828
City - Sanitary Sewer Connection Fee	flat per unit	1,400	35,000
City - Water Service Connection Fee	flat per unit	1,600	40,000
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>169,578</b>

#### ix. Totals

<b>Total Fees for 25 Unit Single-Family Subdivision Model</b> (total of subtotals above)	<b>351,319</b>
<b>Total Fees per Unit</b> (total from above / 25 units)	<b>14,053</b>

## C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of Model in this Jurisdiction: Downtown Brisbane  
Visitacion Avenue

iii. Expected Environmental Assessment Determination: Categorical Exemption

#### iv. Typical Jurisdictional Requirements for this Model:

-Site Improvements	-upgrade to current citywide infrastructure standard
-Typical Reporting	-none

#### v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	96.62
Private Garage Valuation Price per Sq. Ft.	25.43
Total Valuation per Model	251,722

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
none			0
<b>Subtotal Planning Fees</b>			<b>0</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Processing Fee	10% of Building Permit	171.90	172
Building Permit Fee	.63/sf (dwelling) + .36/sf (garage) =	1719/unit	1,719
Building Plan Check Fee	60% of Bldg Permit	1031.40	1,031
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	25.17	25
Bldg / Improvements Inspection Fee	16 hrs @ 85/hr		1,360
Fire Dept Construction Permit Fee	.03/sf w/ 123 minimum	123	123
Grading Plan Check Fee	flat per schedule		200
Grading Permit Fee	156 flat + 12/1000 CY over 1st 1000 CY		168
Truckhaul Permit for Soil Removal	2000 CY @ .05/CY		100
Electrical Permit Fee	included in Bldg Permit		-
Plumbing Permit Fee	included in Bldg Permit		-
Mechanical Permit Fee	included in Bldg Permit		-

Blueprint / Copy Fee	1.40 / sheet	21
New Address Fee	flat per unit	13
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>		<b>4,760</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
School District - Jefferson Union SD Fee	1.50 / sf	3,750	3,750
County - San Bruno Mtn Hab't Consv'n Fee	flat per unit	33.11	33
City - Sanitary Sewer Connection Fee	flat per unit	1,400	1,400
City - Water Service Connection Fee	flat per unit	1,600	1,600
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>6,783</b>

#### **ix. Totals**

<b>Total Fees for Single-Family Infill Unit Model</b> (total of subtotals above)	<b>11,543</b>
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## **D. 45 UNIT MULTI-FAMILY MODEL**

- i. Project Typical for Jurisdiction?** No - lack of suitable land
- ii. Expected Location of Model in this Jurisdiction:** Northeast Ridge  
Mission Blue Drive
- iii. Expected Environmental Assessment Determination:** Full EIR

#### **iv. Typical Jurisdictional Requirements for this Model:**

-Off-Site Improvements:	-curb, gutter, sidewalk, front yard landscaping, street lights; bus stop & traffic lights as necessary
-Internal Site Improvements:	-street & infra. dedication req'd; full street and infrastructure dev't, utility undergrounding, curb, gutter, sidewalk, street lights, landscaping,
-Common Amenities / Open Space:	-fees or land dedication + private exterior space per dwelling unit; discretionary negotiation on common amenities
-Project Management Requirements:	-Conditions of Approval; Landscape, Lighting & Maintenance District; Development Agreement
-Typical Reporting:	-geotechnical, archaeological, wetlands, biological, traffic, noise

#### **v. Model Valuation Information:**

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	85.77
Private Garage Valuation Price per Sq. Ft.	25.43
Total Valuation per Unit	90,856
Total Valuation per 45 Unit Multi-Family Development Model	4,088,520

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	500 flat + 600/acre		2,300
Zone Change Application Fee	flat		856
Planned Development Review Fee	deposit + T&M		1,000
Design Permit	schedule per bldg size		2,100
Tentative Parcel Map	flat		894
Final Parcel Map	flat		488
Development Agreement	estimate (very conservative)		20,000
Initial Study	flat		387

Environmental Impact Report	50,000 estimate + 10% overhead	55,000
<b>Subtotal Planning Fees</b>		<b>83,025</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Processing Fee	10% of Building Permit	82.96	3,733
Building Permit Fee	.63/sf (dwelling) + .36/sf (garage) =	829.64/unit	37,334
Building Plan Check Fee	60% of Bldg Permit	497.78	22,400
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	9.09	409
Bldg / Improvements Inspection Fee	60 hrs @ 85/hr		5,100
Fire Dept Construction Permit Fee	.03/sf w/ 249 min/bldg (4 bldgs use sf price + 2 @ min)		1,866
Fire Code Permit Fee	125 flat + 1/ea unit over 20		150
Fire Alarm System Permit Fee	.015/sf w/ 156 min/bldg (4 bldgs use sf price + 2 @ min)		996
Grading Plan Check Fee	flat per schedule		200
Grading Permit Fee	156 flat + 12/1000 CY over 1st 1000 CY		240
Grading Permit Review by Plng Comm'n	flat		255
Truckhaul Permit for Soil Removal	8000 CY @ .05/CY		400
Electrical Permit Fee	included in Bldg Permit		-
Plumbing Permit Fee	included in Bldg Permit		-
Mechanical Permit Fee	included in Bldg Permit		-
Blueprint / Copy Fee	1.40 / sheet		42
New Address Fee	flat per unit	13	585
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>73,710</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
School District - Jefferson Union SD Fee	1.50 / sf	1,500	67,500
County - San Bruno Mtn Hab't Conserv'n Fee	flat per unit	33.11	1,490
City - Sanitary Sewer Connection Fee	flat per unit	1,000	45,000
City - Water Service Connection Fee	flat per unit	1,600	72,000
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>185,990</b>

<b>ix. Totals</b>		
<b>Total Fees for 45 Unit Multi-Family Model (total of subtotals above)</b>		<b>342,725</b>
<b>Total Fees per Unit (total from above / 45 units)</b>		<b>7,616</b>